

All operations shall comply with the City's Jurisdictional Runoff Management Program (JRMP) and the City's Storm Water Ordinance (Municipal Code 13.10 and 16.60) to minimize or eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of commercial services Best Management Practices (BMPs) as follows:

- a) Only rain is permitted to enter the storm drain system. Discharges (direct or by conveyance) of trash, debris, vehicle fluids, or wastewater (including washing fluids) to the storm drain system are strictly prohibited.
- b) Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks and parking lots). Power washing in outdoor areas is strictly prohibited.
- c) Capture, contain, and collect any power wash water and dispose of in the sanitary sewer.
- d) Maintain parking area to be free from trash and petroleum leaks.
- e) Provide sufficient trash receptacles.
- f) Dispose of wastes properly.
- g) All dumpsters used by this project shall have lockable lids. All lids on all dumpsters shall remain closed while dumpster is not directly in use and locked after business hours. All dumpsters shall be properly stored inside of a building or in a covered trash enclosure.
- h) All trash enclosures must be secured, covered with an impervious roof, and constructed with a grade-break across the entire entrance in accordance with the requirements of Public Works Attachment 2 Trash Enclosure (available on the City's website). The design of the enclosure should accommodate a recycling grease bin if one will be used and stored outdoors.
- i) Provide spill response kits for vehicle fluid leaks. The spill response kit must be available and quickly accessible to employees. Signage must be posted to clearly denote the location of the kit.
- j) All storm water runoff treatment control mechanisms (catch basins, inlet hydrocarbon filter and/or Low Impact Development (LID) BMPs) employed in the parking lots used by the business shall be maintained to be in good working order and replaced as necessary. See manufacturer's recommendations for maintenance and replacement.
- k) All "No Dumping" signage shall be maintained to be legible and replaced as necessary. A template for painting the concrete or asphalt around inlets and catch basins can be provided by the City upon request.

For Public Works requirements on this Planning Action please refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes."